



# MULTI-FAMILY ZONING REQUIREMENT FOR MBTA COMMUNITIES

Brookline, MA

Presented to Housing Advisory Board: 1/19/2022 +  
Back-up Slides shared to MHP



**To be eligible for funding from MassWorks, Local Capital Projects Fund, or Housing Choice Initiative, an MBTA Community shall have...**

**“at least one zoning district of REASONABLE SIZE in which multi-family housing is permitted as of right.”**

**— ECONOMIC DEVELOPMENT BILL, JANUARY 2021**



# HOW COULD WE USE THIS FUNDING?

MassWorks, Local Capital Projects Fund, or Housing Choice Initiative



## **How Could We Use this Funding?**

MassWorks, Housing Choice Initiative, or Local Capital Projects Fund



## How Could We Use this Funding?

MassWorks, Housing Choice Initiative, or Local Capital Projects Fund

Public Infrastructure, Improvements to Public Properties

...and master plans, planning studies

...?



## How Could We Use this Funding?

MassWorks, Housing Choice Initiative, or Local Capital Projects Fund

### In Last 5 Years

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\$0 Awarded

Kent Street was not awarded MassWorks grant as not shovel-ready

### In Near Future

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CIP projects do not include these funds currently

MassWorks 2021 awards averaged \$1.1 M per project in 51 communities

May Soon be Eligible for Housing Choice Initiative Grants

Local Capital Projects Fund (not clear about funding potential)

### In Outyears

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State may funnel more state funding through these programs like these that are tied to incentive-based standards



# **DRAFT GUIDANCE RELEASED**

Massachusetts Department of Housing & Community Development released DRAFT Guidance regarding Multi-Family Zoning Requirement for MBTA Communities

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# How does Brookline comply now with the DRAFT Guidelines?

## Suitable for children – no limits on:

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- ✓ Age
- ✓ Size of units
- ✓ Number of bedrooms
- ✓ Size of bedrooms
- ✓ Number of occupants

## As of right

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- ✓ At least 3 units on a parcel
- ✓ Without discretionary permits

## Reasonable Size

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- ✓ 50 acres
- ✓ Within ½ mile of MBTA stations
- ✓ At least 15 residential units/acre



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\*Note we currently could only consider developments of exactly 3 units per parcel towards compliance, because a special permit is triggered for 4 or more units

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## Reasonable Size

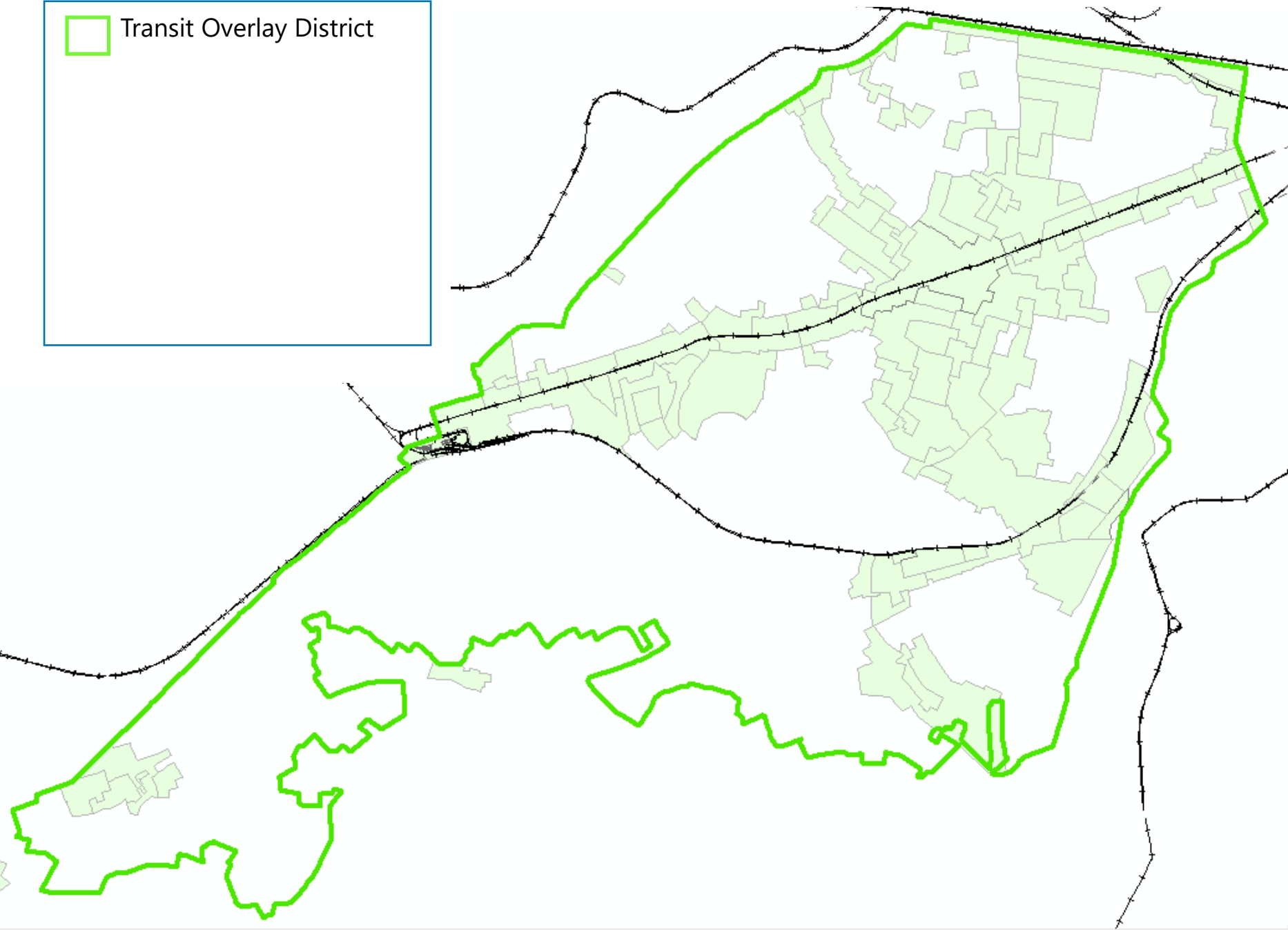
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- ✓ 50 acres
- ✓ Within ½ mile of MBTA stations
- ✓ At least 15 residential units/acre
- ✗ Capacity for 6,990 residential units estimated with GIS maps

\*Note we currently could only consider developments of exactly 3 units per parcel towards compliance, because a special permit is triggered for 4 or more units


# Multi-Family Districts


Transit Overlay District

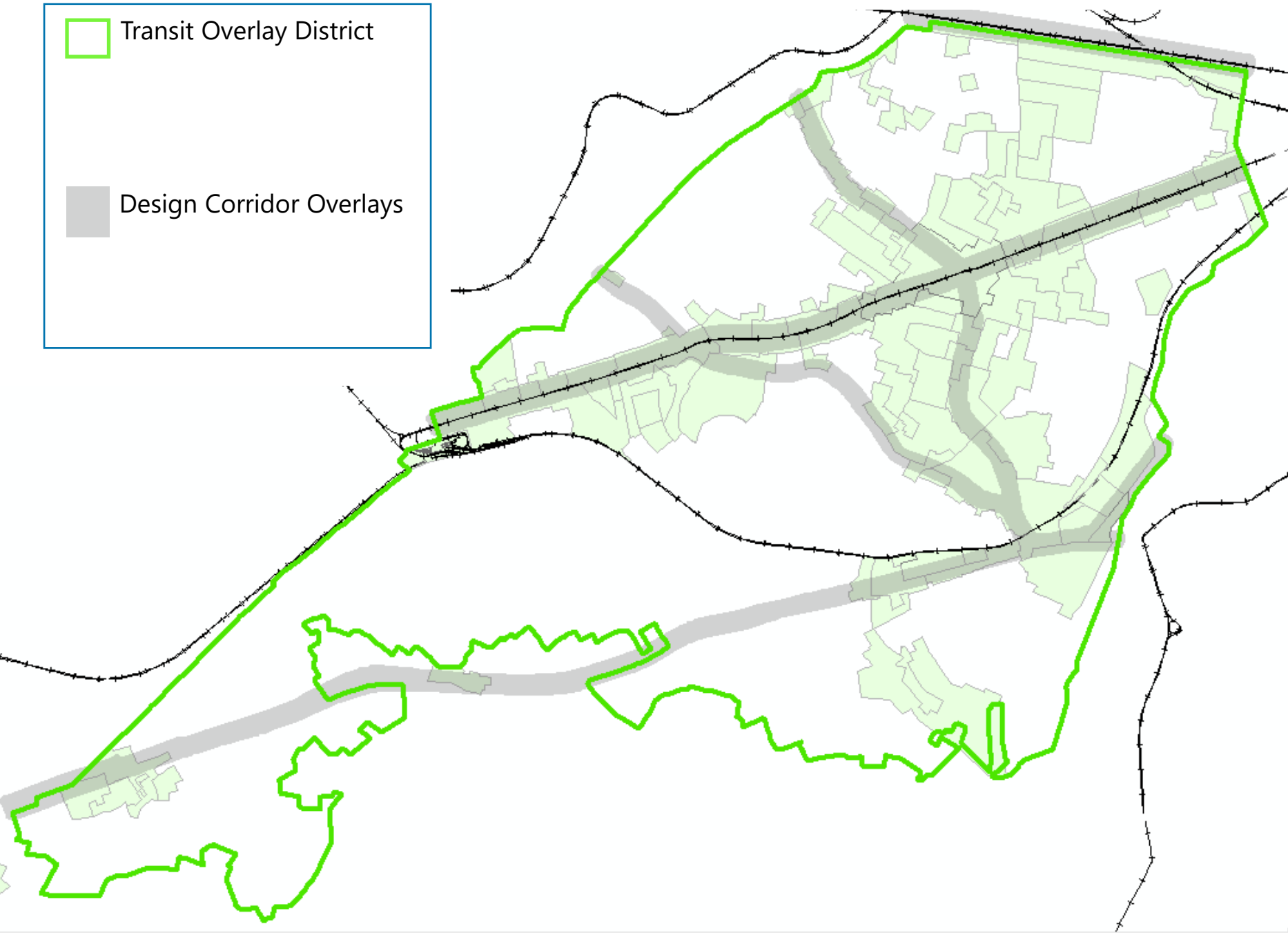



(F, M, L, G, I Districts)

# Multi-Family Districts

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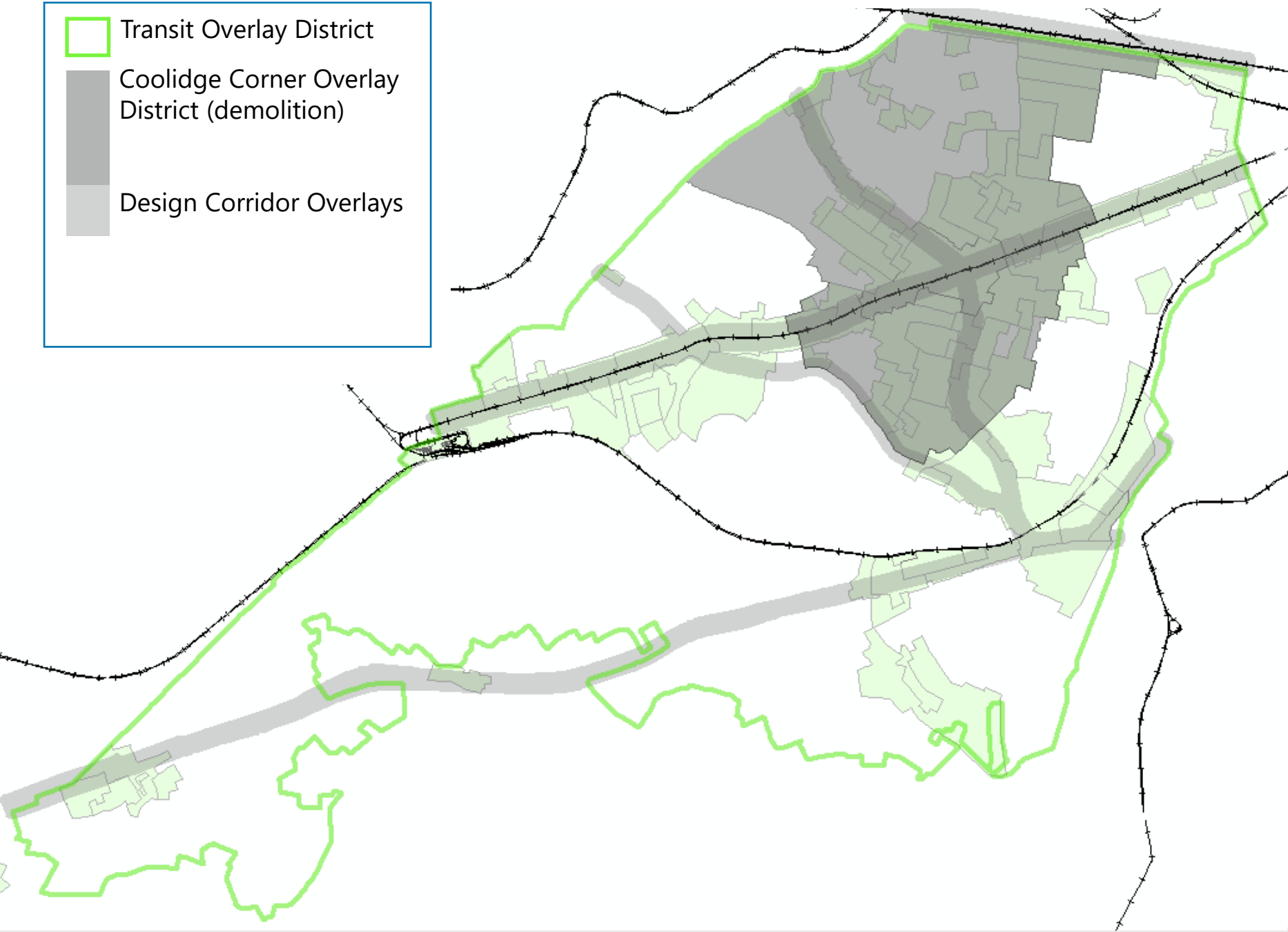
 Design Corridor Overlays



  
(F, M, L, G, I Districts)

# Multi-Family Districts

- Transit Overlay District
- Coolidge Corner Overlay District (demolition)
- Design Corridor Overlays

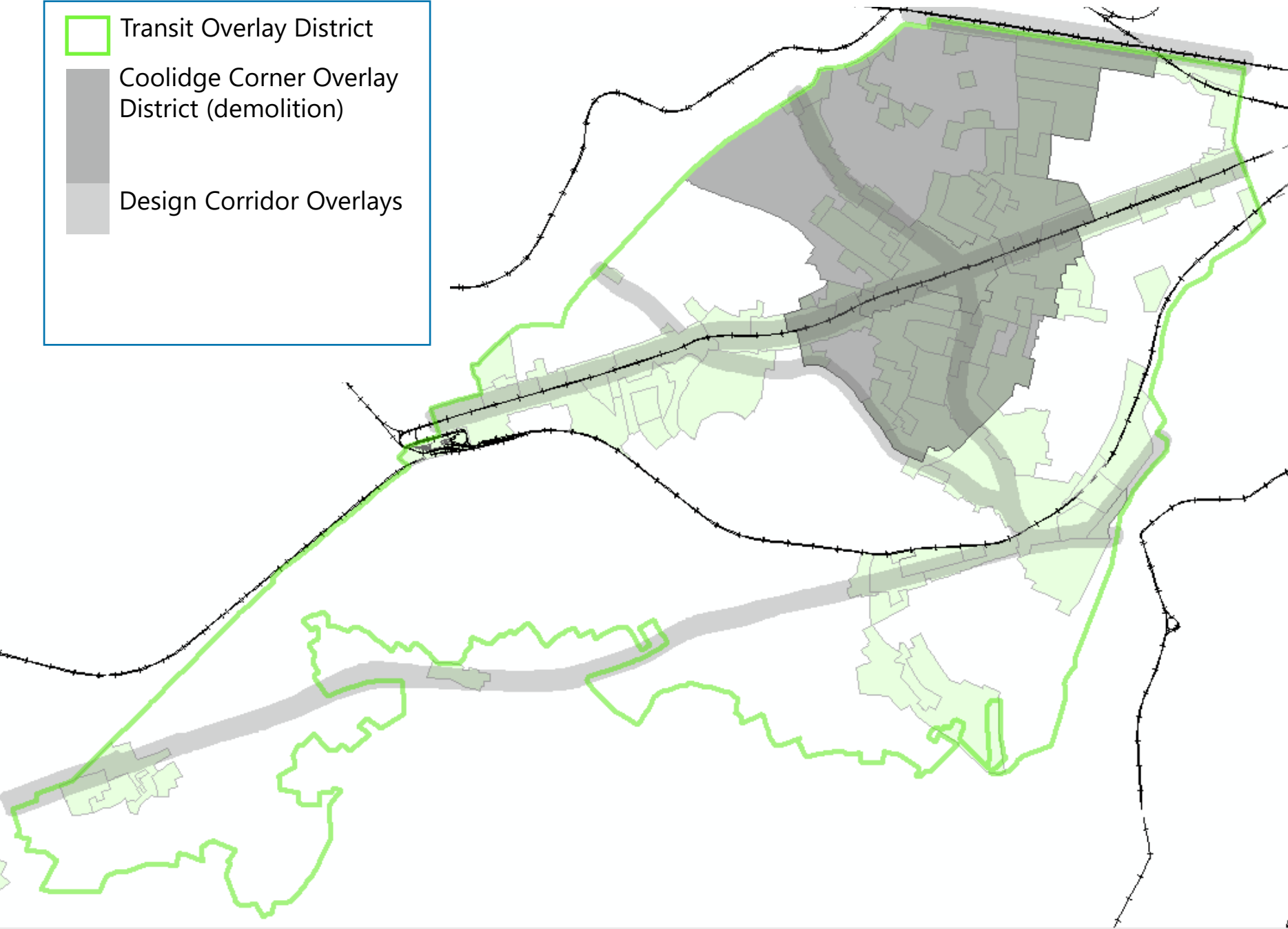


(F, M, L, G, I Districts)


# Multi-Family Districts

Legend:

- Transit Overlay District
- Coolidge Corner Overlay District (demolition)
- Design Corridor Overlays



(F, M, L, G, I Districts)  
Zoning Capacity:  
2,046 residential units\*

Compliance Requires:   
6,990 residential units

\*Note we currently could only consider developments of exactly 3 units per parcel towards compliance, because a special permit is triggered for 4 or more units



# TIMELINE

to remain in compliance as a MBTA Community



## Timeline to remain in compliance

May 2, 2022

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Hold a briefing with the Select Board and submit information regarding current compliance

March 31, 2023

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Have the state approve an action plan of how to come into compliance

December 31, 2023

---

Action plan for any zoning changes must be adopted





## Timeline to remain in compliance

May 2, 2022

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Hold a briefing with the Select Board and submit information regarding current compliance

March 31, 2023

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Have the state approve an action plan of how to come into compliance

MBTA Community action plan to come into compliance – fold in to other efforts that are most likely to create housing. Housing first, compliance second.

December 31, 2023

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Action plan for any zoning changes must be adopted



## Next Steps

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Staff will be discussing with  
Planning Board prior to  
Select Board, tentatively  
8:30 am Jan. 26<sup>th</sup>

Please copy staff on any  
comments on draft  
guidelines

Consider attending Select  
Board hearing once  
scheduled

Back-Up Slides not shown at HAB Meeting,  
but to share with MHP



# IDEAS FOR COMPLIANCE

Massachusetts Department of Housing & Community Development  
released DRAFT Guidance regarding Multi-Family Zoning Requirement for  
MBTA Communities



# Ideas for Compliance with Draft Guidelines

## Reduce Design Review Special Permit Triggers

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4 or more residential units

Structures along Major  
Corridors

Structures in G-1.75(CC) or L-  
0.5(CL) Districts

Demolition within Coolidge  
Corner Overlay District

## Reduce Other Special Permit Triggers

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Inclusionary Zoning (4 or  
more units)

16 or more residential units

Parking Reductions

## Increase Dwelling Unit Flexibility

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Create a very large 40R  
District (150 to 300 acres)

Permit 2 accessory dwelling  
units in single-family zones

Permit 2 accessory dwelling  
units in Two-Family &  
Attached Single-Family  
Districts (SC, T)

+1

## One Idea for Compliance with Draft Guidelines

### Reduce Design Review Special Permit Triggers

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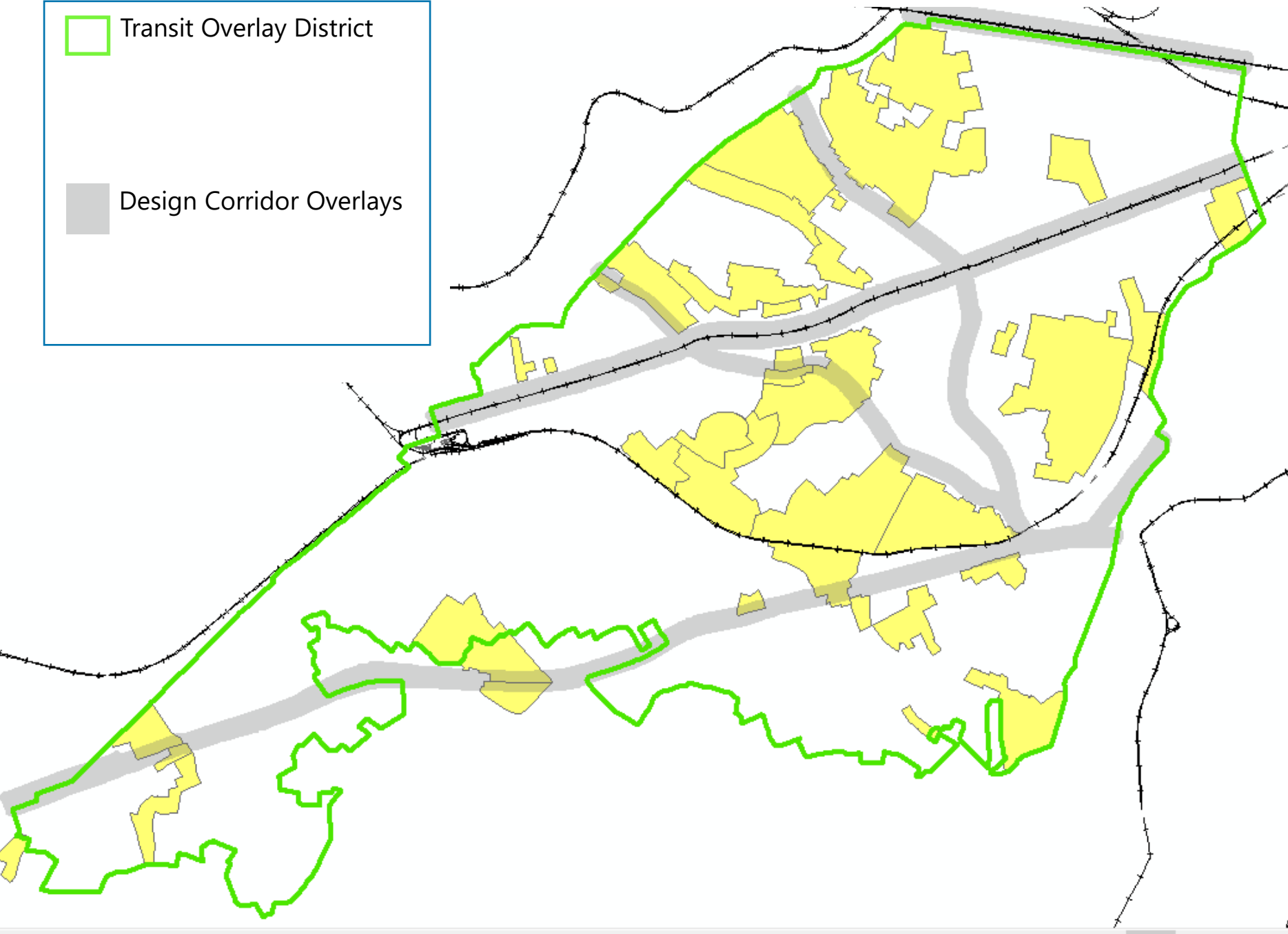
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# Two-Family & Attached Single-Family Districts

□ Transit Overlay District

■ Design Corridor Overlays

■ (SC & T Districts)



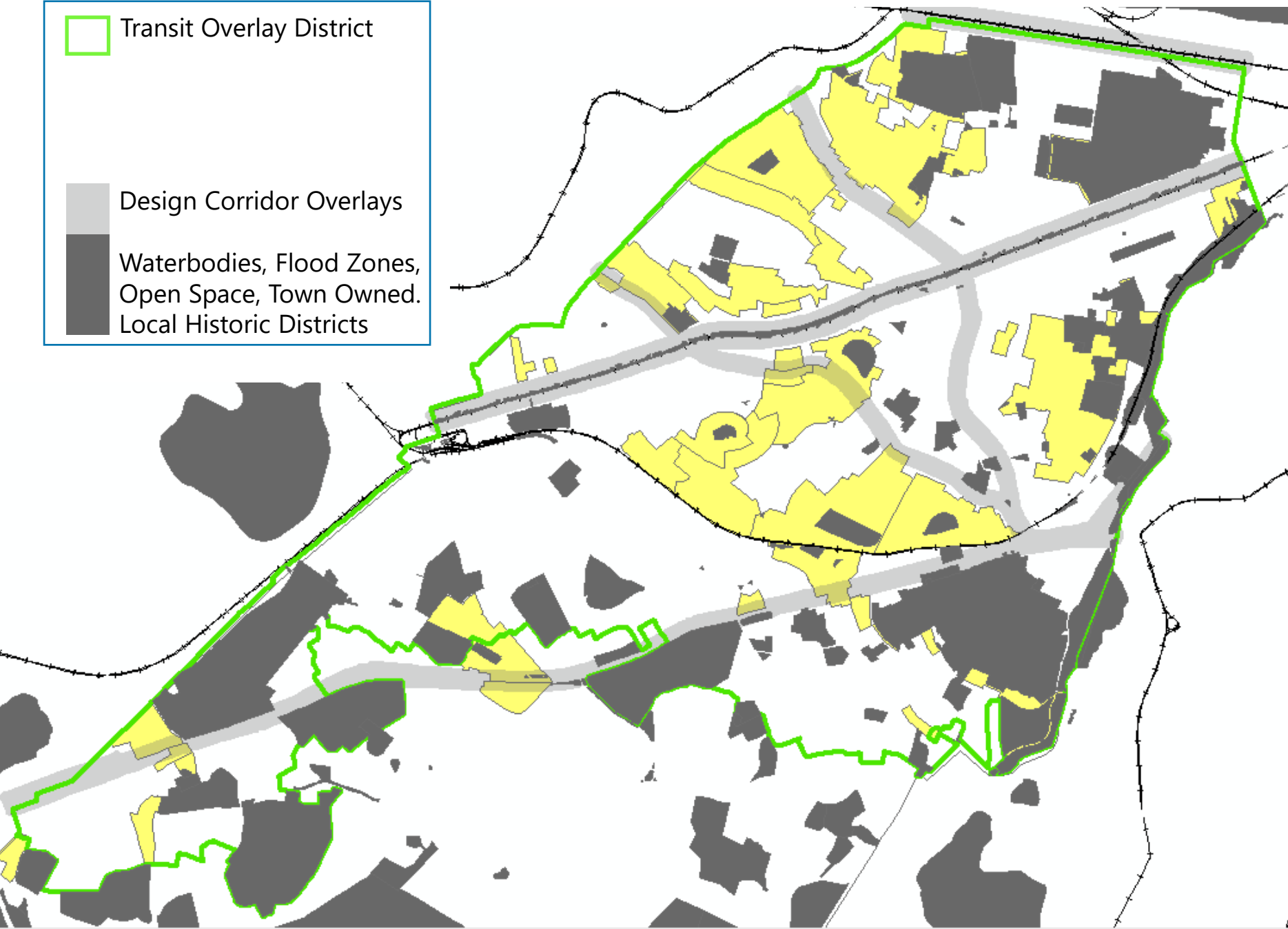
# Two-Family & Attached Single-Family Districts

Transit Overlay District

Design Corridor Overlays


Waterbodies, Flood Zones,  
Open Space, Town Owned.  
Local Historic Districts


(SC & T Districts)




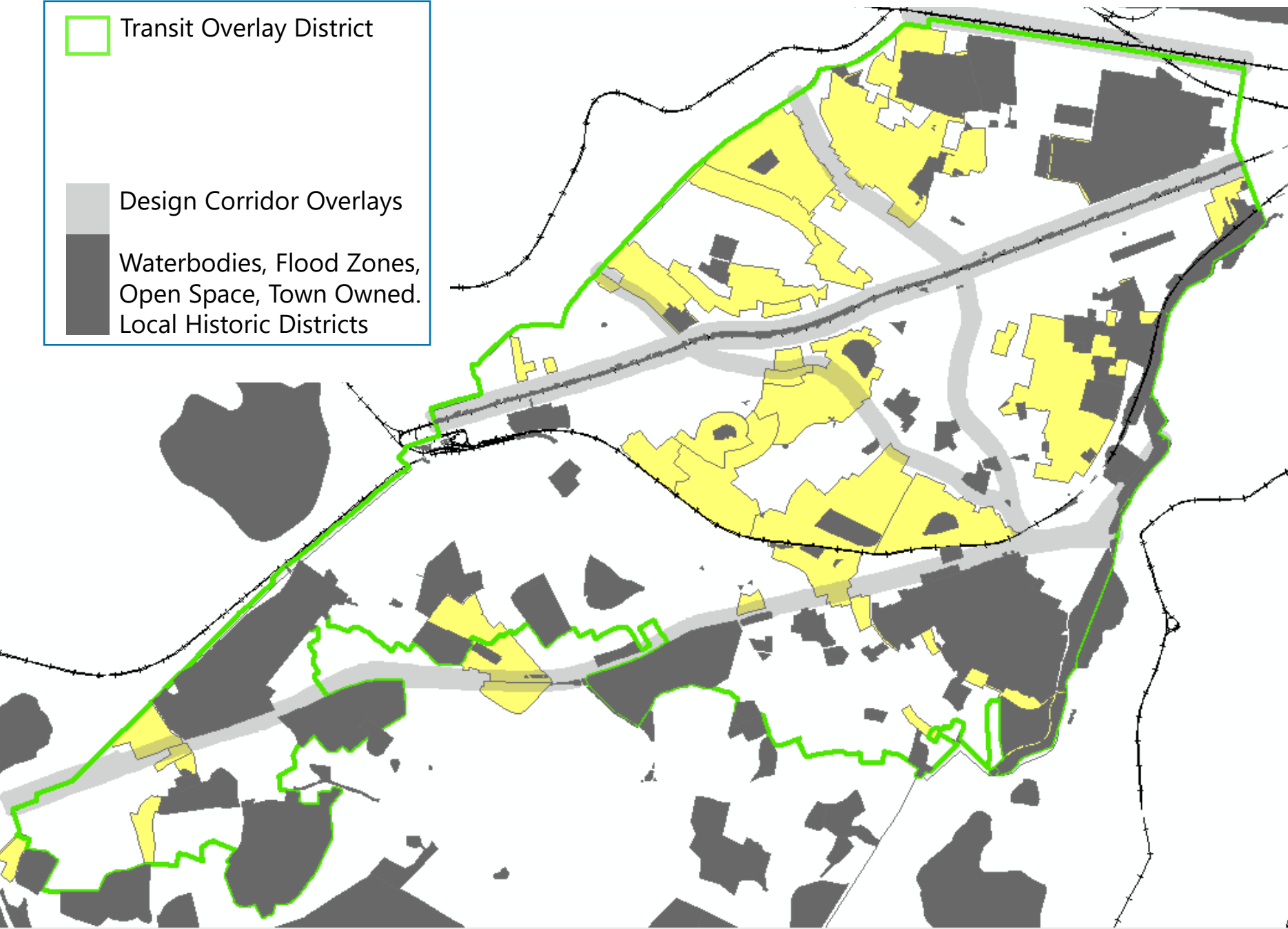


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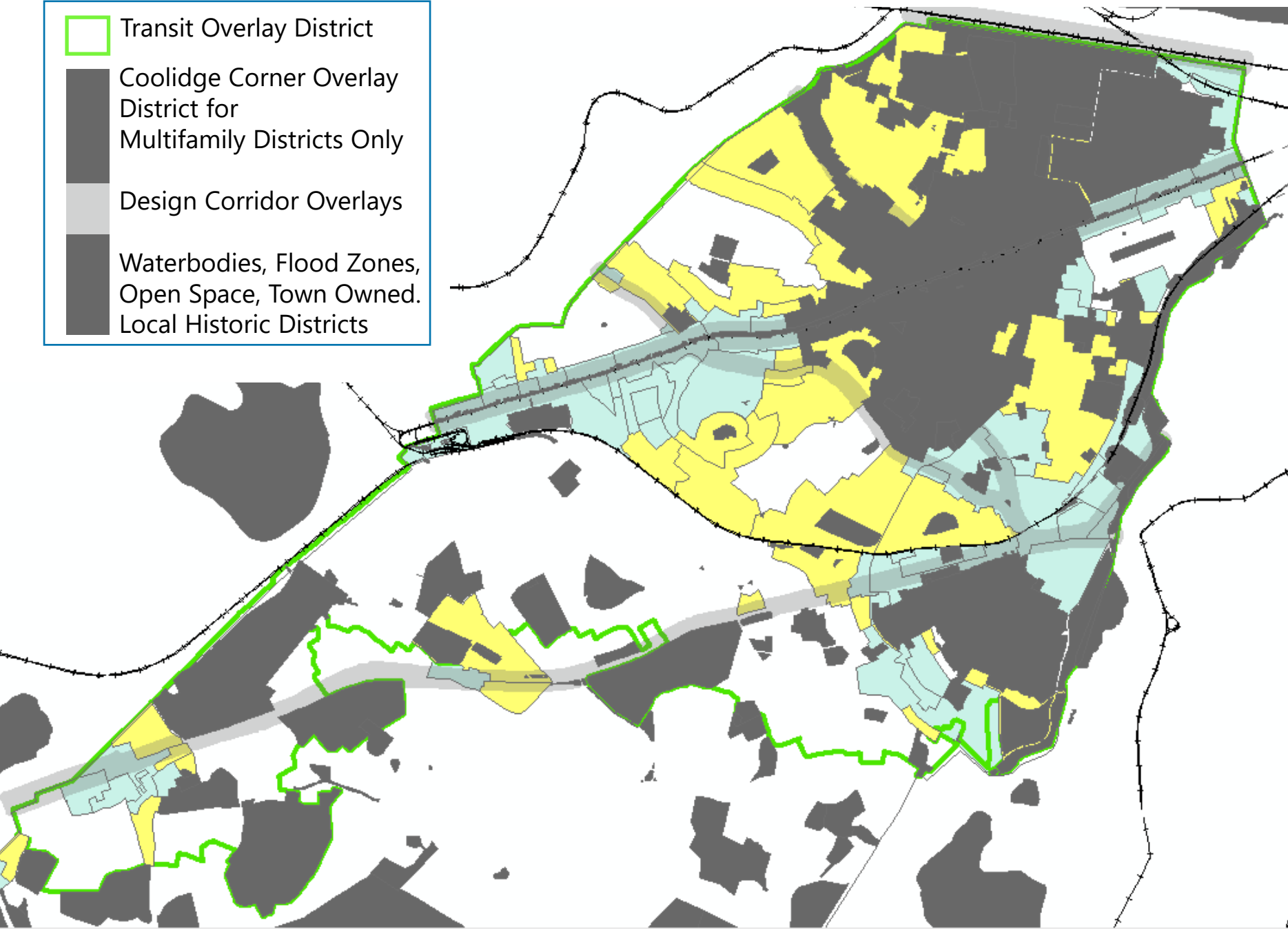
IF:  
(i) allowance for 3 units per parcel and  
(ii) Special Permit waived for Coolidge Corner Overlay District for SC & T District Zones

Zoning Capacity:  
5,520 residential units

Compliance Requires:  6,990 residential units

# Combined Districts

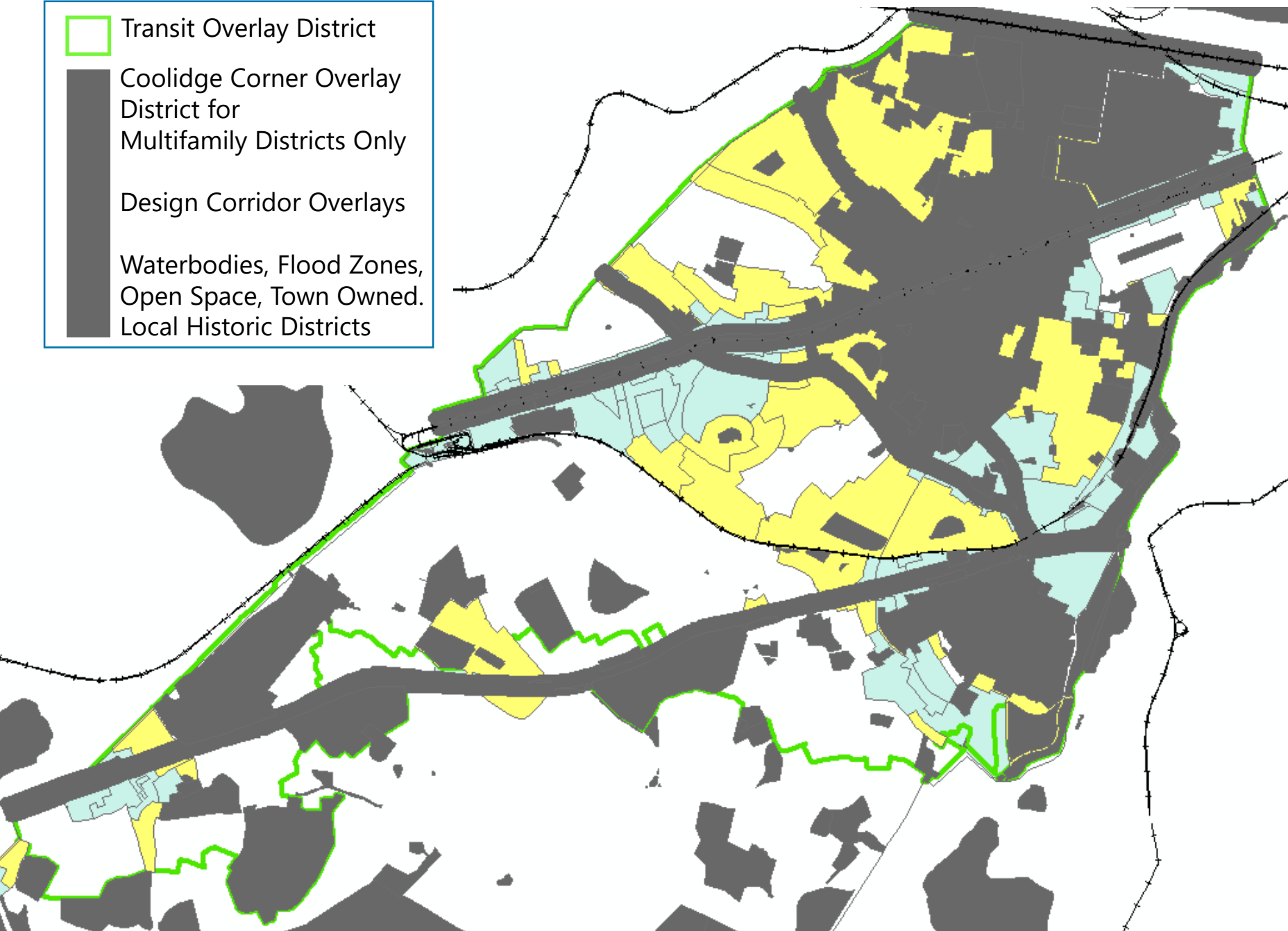
- Transit Overlay District
- Coolidge Corner Overlay District for Multifamily Districts Only
- Design Corridor Overlays
- Waterbodies, Flood Zones, Open Space, Town Owned. Local Historic Districts



(SC, T, F, M, L, G, I Districts)

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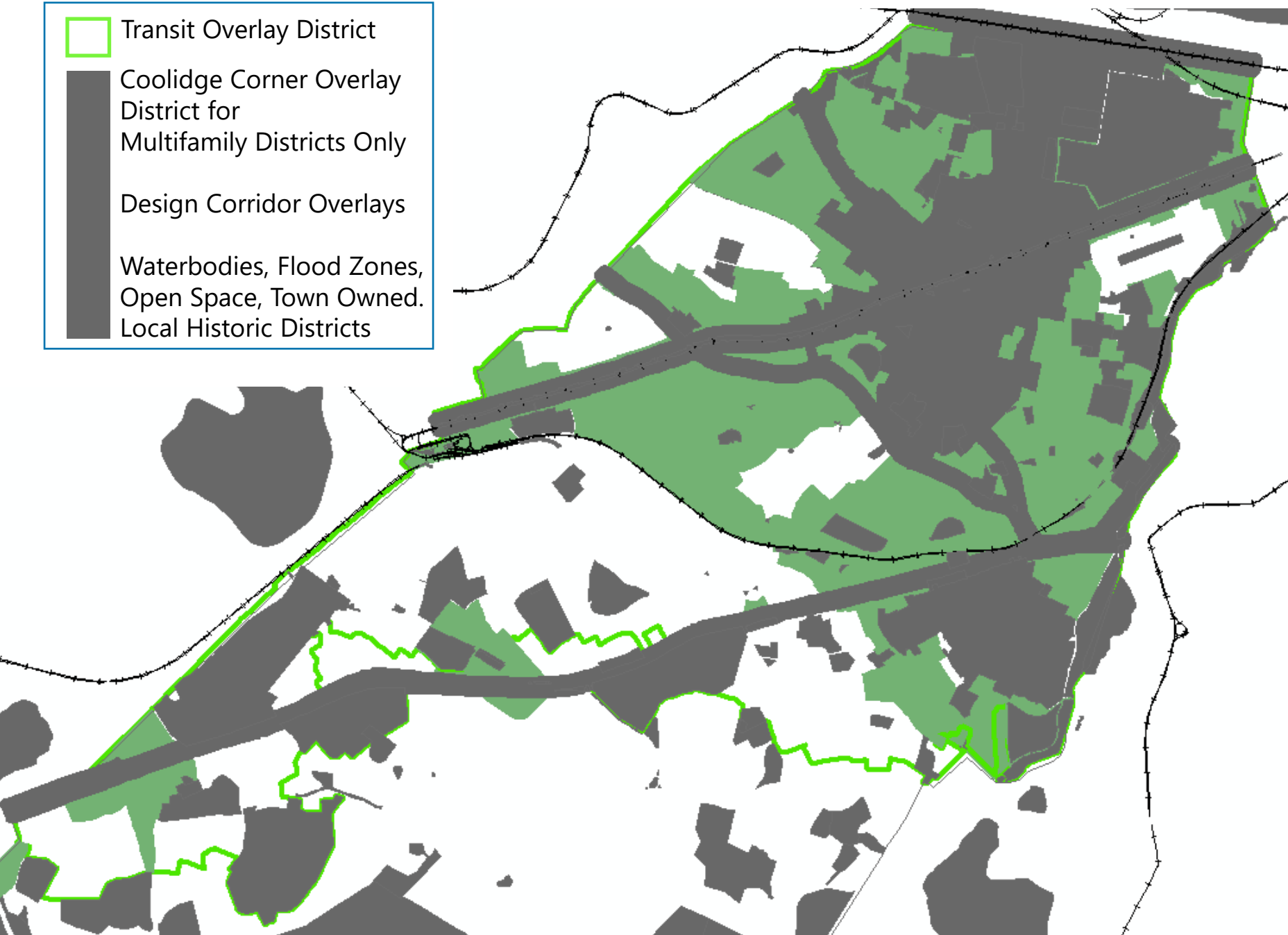
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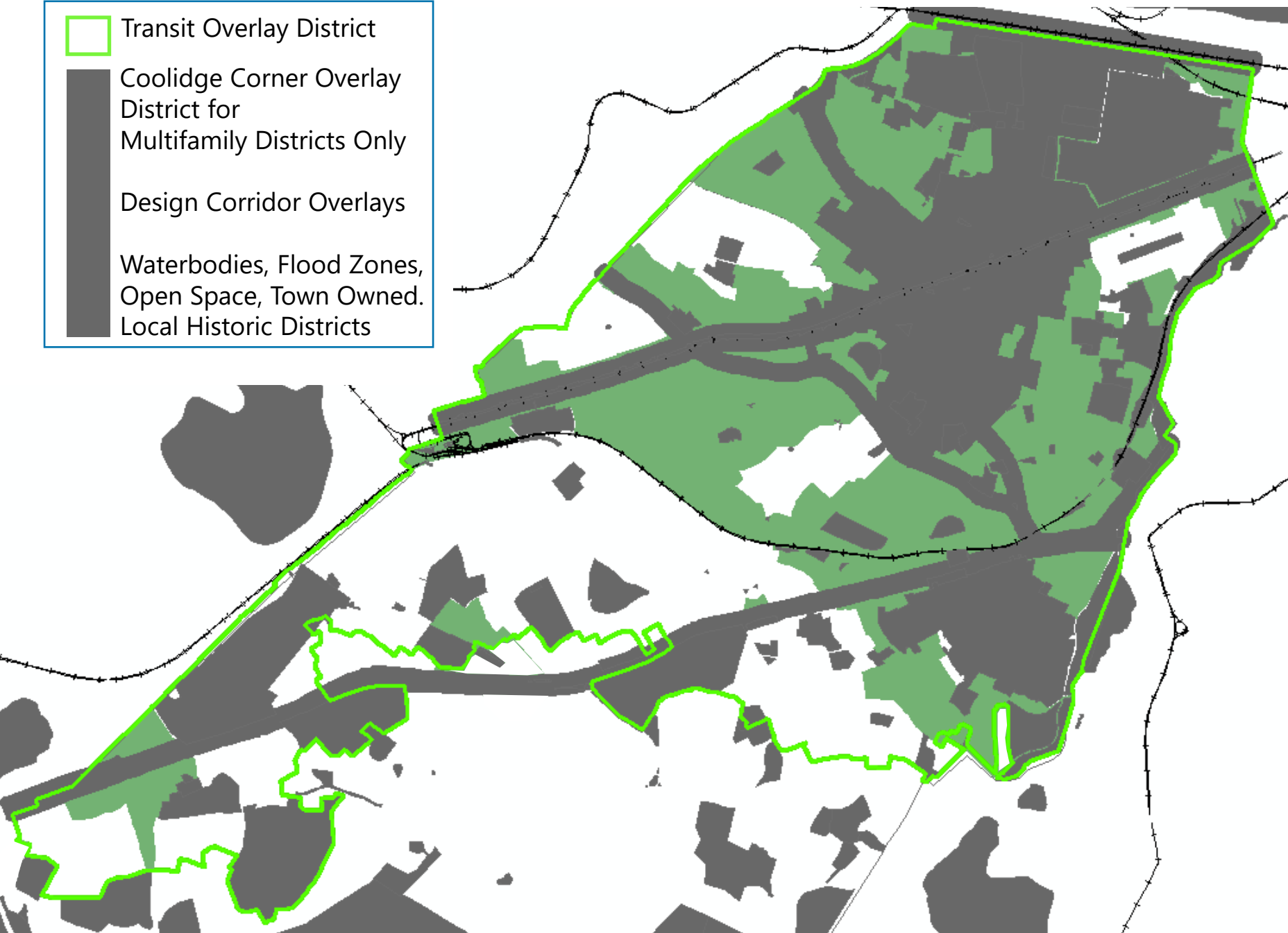
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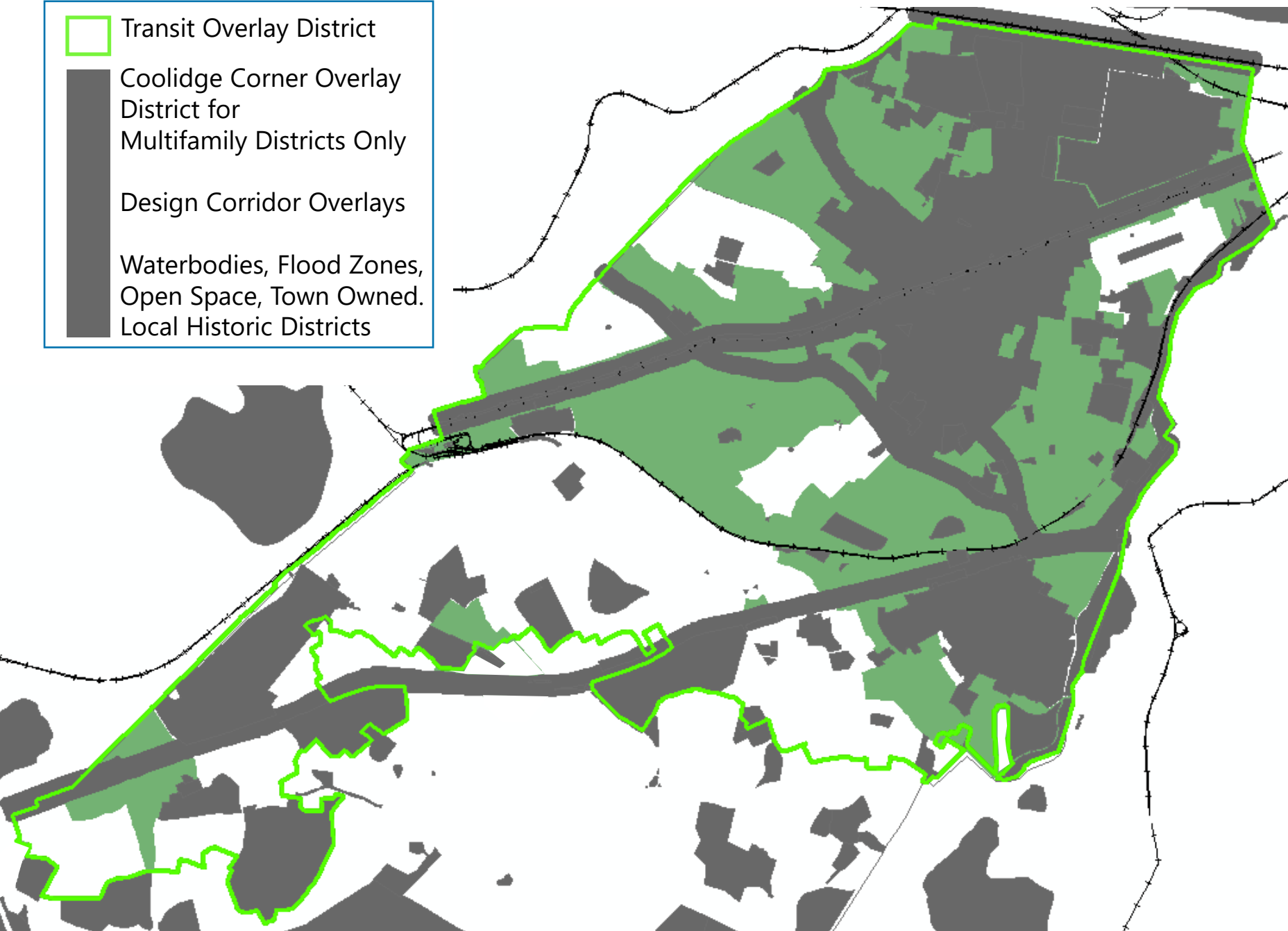
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Zoning Capacity:  
7,566 residential units

Compliance Requires:  
6,990 residential units

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(SC, T, F, M, L, G, I Districts)

Zoning Capacity:  
7,566 residential units

Compliance Requires:  
6,990 residential units

+2

## Another Idea for Compliance with Draft Guidelines

### Reduce Design Review Special Permit Triggers

12

4 or more residential units

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+?

## A Third Idea for Compliance with Draft Guidelines: Existing Building ReUse Scenario (Accessory Units for MF Buildings)



Parcel Sum Area = 53 acres (doesn't include R/W)

District Area = 75 acres (including R/W)

Existing building finished area is ~ 3,029,502 sq. ft.

Existing units is ~ 3,354 units

Existing unit density of parcels including R/W = 45 units/acre; w/o R/W = 63 units/acre

Could permit 140 units/acre (w/o R/W) within existing building structures

Assuming a minimum unit size of 430 sq. ft., would have capacity for 7,045 units



+?

## A Third Idea for Compliance with Draft Guidelines: Existing Building ReUse Scenario (Accessory Units for MF Buildings)



Could say in this overlay district:

- Existing buildings may be rehabilitated to create net new multifamily units without triggering a special permit for: parking, the number of units, modification of any existing special permits, without design review special permits, as long as....
- No new construction outside of existing building envelope
- At least 20% of units become affordable at 80% median income on site.....?